040.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,400 / 749,400
					USE VALUE:	749,400 / 749,400
					ASSESSED:	749,400 / 749,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'NEIL ROBERT W--ETAL-L/EST
Owner 2:	O'NEIL KATHERINE F
Owner 3:	
Street 1:	63 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,477 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1872, having primarily Wood Shingle Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5477.000	282,000		467,400	749,400
Total Card	0.126	282,000		467,400	749,400
Total Parcel	0.126	282,000		467,400	749,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.26 | /Parcel: 375.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26563
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!3277!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,000	0	5,477.	467,400	749,400	749,400	Year End Roll	12/18/2019
2019	101	FV	221,600	0	5,477.	496,700	718,300	718,300	Year End Roll	1/3/2019
2018	101	FV	221,600	0	5,477.	362,300	583,900	583,900	Year End Roll	12/20/2017
2017	101	FV	221,600	0	5,477.	315,500	537,100	537,100	Year End Roll	1/3/2017
2016	101	FV	221,600	0	5,477.	268,800	490,400	490,400	Year End	1/4/2016
2015	101	FV	208,800	0	5,477.	262,900	471,700	471,700	Year End Roll	12/11/2014
2014	101	FV	208,800	0	5,477.	216,200	425,000	425,000	Year End Roll	12/16/2013
2013	101	FV	208,800	0	5,477.	205,700	414,500	414,500		12/13/2012

PRINT

Date	Time
12/10/20	18:34:02

LAST REV

Date	Time
04/02/19	15:16:48
apro	
3277	

USER DEFINED

Prior Id # 1:	26563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13421-562		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/1993	448	Manual	2,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/2/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	276	PATRIOT
3/2/2000	Measured	263	PATRIOT
4/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5477		Sq. Ft.	Site		0	80.	1.07	1									467,447						467,400	

Total AC/HA: 0.12573 | Total SF/SM: 5477 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,447 | Spl Credit | Total: 467,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1872	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21972322
Const Adj.:	0.99989998
Adj $ / SQ:	158.548
Other Features:	65500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408735
Depreciation:	126708
Depreciated Total:	282027

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

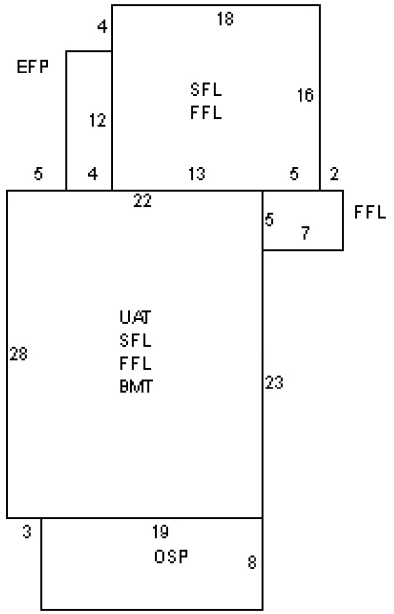
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.55
Special Features:	0	Val/Su Net:	100.25
Final Total:	282000	Val/Su SzAd	153.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	939	158.550	148,877
SFL	Second Floor	904	158.550	143,328
BMT	Basement	616	47.560	29,300
UAT	Upper Attic	154	88.790	13,673
OSP	Screen Porch	152	30.090	4,573
EFP	Enclos Porch	48	72.590	3,484

Net Sketched Area:	2,813	Total:	343,235
Size Ad	1843	Gross Are	3275	FinArea	1997
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc